

**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE**

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INTERIM POLICY ON COMMERCIAL EQUINE FACILITIES	PLU-CE-3	05/16/11	1 of 2

**PURPOSE**

This interim policy pertains to properties found to be in violation of the current commercial horse regulations of the Zoning Ordinance. This interim policy will be in effect, until such time that the Board of Supervisors act on a proposed Zoning Ordinance amendment affecting commercial horse facilities.

**BACKGROUND**

This policy has been implemented to recognize and enforce violations of the commercial horse regulations specifically, Zoning Ordinance, Section 3100, parts a and b of the Animal Schedule regarding Boarding or Breeding or Public Stables, while the horse regulations are being updated. Upon adoption of new commercial horse regulations, all property owners, including those receiving benefits from this interim policy, shall bring their properties into compliance with all County Codes and Ordinances.

**POLICY**

The following shall be the interim commercial horse regulations policy and shall be effective until the Board of Supervisors act on a proposed Zoning Ordinance amendment affecting commercial horse facilities:

1. During this interim period, the County will not take enforcement action against property owners who can demonstrate that their commercial horse operation has been established prior to March 2, 2011. These property owners will only be issued an Administrative Warning along with a copy of this policy. To document a baseline for the use, the property owner must provide documentation of the number of horses located onsite and the equestrian uses being undertaken on the subject property.
2. Further expansion beyond the baseline established above or new establishment of commercial equestrian uses not in compliance with the Zoning Ordinance are not permitted during this interim period.
3. Property owners with commercial horse facilities in violation of the Zoning Ordinance that have not been operational prior to March 2, 2011 will be required to cease all illegal operations and comply with Zoning regulations. Enforcement action will be taken to obtain compliance.
4. Provisions related to animal uses not addressed as part of the Zoning Ordinance amendment will continue to be subject to code enforcement action.
5. The County may amend or withdraw this policy at any time.
6. The County may deny the use of this policy to any property where the owner/lessee fails to comply with measures 1-9 below.

**PERFORMANCE STANDARDS:**

For those property owners who have established their commercial horse facility as identified above before March 2, 2011, the following measures must be complied with as conditions of the interim use. Failure to comply with these performance standards and this policy will result in an order to cease the illegal use and subject the violator to further enforcement action:

1. The property shall be in compliance with all other animal regulations as defined in §3000 of the Zoning Ordinance.
2. The property shall be in compliance with the provisions of the County Watershed Protection, Stormwater Management and Discharge Control Ordinance.
3. The property shall be in compliance with the applicable provisions of the County Noise Ordinance (36.400 et. al.).

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4. Any particulate matter such as dust created from traffic or animal movement shall be treated to minimize any offsite impacts.
5. Minimize traffic to and from the site associated with the commercial facility.
6. At the County's request, the property owner shall provide evidence that the property is in compliance with the Odor Performance Standards in §6318 of the Zoning Ordinance.
7. Maintain all vector controls to the satisfaction of the County Vector Control Program and applicable regulations.
8. The property shall be in compliance with the Grading Ordinance and the Building and Fire Codes at all times.
9. Special Events such as rodeos, horse showing events, and competitions are not permitted unless they are specifically authorized pursuant to the Temporary Use Regulations (§6100 and §6102 Zoning Ordinance). Any event or use determined to be Participant Sports and Recreation (§1505 Zoning Ordinance) are not permitted under this policy.



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